



DEPARTMENT OF NATURAL RESOURCES
OFFICE OF LAND AND FACILITIES

NOTICE OF STATE-OWNED LAND FOR SALE

By authority of Act 451, P.A. 1994, as amended.

NOTICE IS HEREBY GIVEN that, State-owned land located in **Calvin** Township, **Cass** County, is available for sale. Land Transaction Case **#19990163A**

The Following Property is offered for sale:

Parcel A – Cass County, Calvin Township, T7S, R14W, Section 6; the NW ¼ of the SW ¼, commencing at a point which is N 0° 45' 00" W, 2,078.43 feet from the SW corner of Section 6, T7S, R14W, thence N 88° 00' 29" E, 308.76 feet, thence S 85° 45' 38" E, 163.83 feet, thence N 80° 03' 49" E, 237.60 feet to point "A"; thence along the line between points "A" and "B" a computed from measured distance of 196.39 feet to the Point of Beginning, the computed distance from the POB to point "B" being 76.10 feet, the total distance and bearing between points "A" and "B" being N 74° 57' 28" E, 272.49 feet, thence N 73° 07' 39" E, 301.05 feet, thence 47° 43' 38" E, 128.44 feet and N 48° 23' 34" E, 148.27 feet to the South line of Lake Street extended E'ly, thence N 74° 13' 37" W, 333.02 feet, thence N 5° 15' 11" W, 7.04 feet, thence N 68° 28' 56" W, 19.37 feet, thence S 13° 55' 15" W, 125.29 feet, thence N 69° 33' 14" W, 159.78 feet to point "C"; thence along a line between points "C" and "D" a distance of 50.00 feet to point "E", the total distance between points "C" and "D" being N 75° 52' 56" W, 302.42 feet, thence proceeding S 0° E, 343.02 feet to the POB. Except commencing at a point which is S 2° 25' E, 52.66 feet and S 74° E, 300.0 feet and S 67° 20' E, 179.28 feet and S 2° 25' E, 7.00 feet and S 74° 13' 37" E, 170.34 feet from the SE corner of Lot 15, Smith's Addition to Kamp Kozy according to the plat thereof as recorded in Liber I of Plats, Page 90, thence S 74° 13' 37" E, 162.68 feet, thence S 48° 23' 34" W, 148.27 feet, thence N 74° 18' 43" W, 79.32 feet, thence N 14° 11' 59" E, 125.05 feet to the place of beginning. 2.57 acres.

SALE PRICE: \$140,000.00

It is recommended that all prospective purchasers do their own research as to suitability of the property for the purpose intended. It is also recommended that a personal inspection of the property be conducted. The State of Michigan makes no representations or claims as to fitness for purpose; ingress/egress; conditions; covenants and/or restrictions.

CONDITIONS OF SALE:

- 1) A deposit of ten percent (10%) of the purchase price must accompany your offer.
- 2) Offers less than the sale price will not be accepted.
- 3) Offers other than cash will not be accepted.
- 4) The State may reserve mineral rights, aboriginal antiquities, and ingress and egress to watercourses across the State-owned land.

Requests for property information sheets and required offer to purchase forms may be directed to the address below or accessed directly on the DNR Web site at www.michigan.gov/landforsale.

CAROL LARSEN
OFFICE OF LAND AND FACILITIES
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30448
LANSING MI 48909-7948

TELEPHONE: 517-335-3324
FAX: 517-335-1880

Land Transaction Case #19990163a

Property Information

Size: 2.57 Acres

Frontage & Access: 190 feet of road frontage on Lake Street

Topography & Drainage: Basically level

Cover: Mixture of northern hardwoods

Soils: NA

Environmental Concerns: None Observed

Utilities: Electric, telephone and sewers are in the immediate area

Improvements: None, vacant

Zoning: Residential

State Reservations: Aboriginal Antiquities

Sale Price: \$140,000.00



MICHIGAN DEPARTMENT OF NATURAL RESOURCES
OFFICE OF LAND AND FACILITIES

OFFER TO PURCHASE STATE-OWNED LAND

By authority of Part 21, Act 451, P.A. 1994, as amended.

Instructions for DNR OFFER TO PURCHASE:

1. Please read the Notice of State-Owned Land for Sale and all related information, carefully. The State of Michigan makes no representations or claims in regards to the property as to fitness for purpose; ingress and egress, conditions, and any covenants and/or restrictions that may exist.
2. Use the Land Transaction Case # in addressing any questions or correspondence regarding your offer.
3. Complete this Offer to Purchase State-Owned Land form completely.

Applicant: Please print or type the following information.

Purchase Applicant's Name	Telephone Number	
Street Address	Social Security Or Federal ID Number	
City	State	Zip Code
<p>As the purchase applicant I understand and agree that:</p> <ol style="list-style-type: none">1. Updated proof of the State's title claim to the desired land is not available and if desired must be obtained at purchaser's expense.2. The State will issue to the purchaser a Quit Claim Deed.3. The Michigan Department of Natural Resources policy prohibits sale of State lands to organizations which are discriminatory based upon race, sex, religion or national origin. Appropriate documentation may be required. <p>I hereby offer \$_____ for Land Transaction Case #_____, subject to the terms and conditions set forth in the Notice of State-Owned Land for Sale. Enclosed herewith is a deposit in the form of a Personal / Cashier's Check or Money Order, payable to the STATE OF MICHIGAN, in the amount of \$_____, which represents ten percent (10%) of my offer. The balance of the sale price will be made available within forty-five (45) days of receiving an invoice.</p> <p>_____ Signature</p> <p>_____ Date</p>		

MAIL COMPLETED FORM WITH DEPOSIT (TEN PERCENT (10%) OF THE PURCHASE PRICE) TO:

CASHIER'S OFFICE
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30451
LANSING MI 48909-7951

**** DO NOT WRITE BELOW ****
***** FOR DNR CASHIER'S USE ONLY *****